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John Bell
2 Chapter 7 Trustee
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5 Attorneys for John Bell, Chapter 7 Trustee

6 UNITED STATES BANKRUPTCY COURT
IN AND FOR THE EASTERN DISTRICT OF CALIFORNIA
7 SACRAMENTO DIVISION

8 In re:

Case No. 14-28695-B-7

9 DONALD A. HILDEBRAND, II and
10 ELLEN M. WHITE,

**REPORT OF SALE BY TRUSTEE
PURSUANT TO RULE 6004(f)(1)**

11 Debtors.
12 _____

13 The following is an itemized statement of the real property sold by the
14 Trustee, the name of the purchaser, and the price received for real property
15 sold:
16

DESCRIPTION OF PROPERTY	NAME OF PURCHASER	PRICE
Real property commonly known as 1112 W Vernal Way, Stockton, California 95203, and as more fully described in Exhibit A attached hereto and incorporated herein by reference, including the interest of co-owner Marcia R. Crockett, Trustee of the Survivor's Trust under Marcia and Harry Crockett 2004 Family Trust, pursuant to her consent and Court Order.	Steven Islas	\$152,500

24
25 Dated: 2-1-17


John Bell, Trustee

LEGAL DESCRIPTION

Real property in the City of Stockton, County of San Joaquin, State of California, described as follows:

LOT 15 IN BLOCK 9 OF YOSEMITE TERRACE FILED FOR RECORD JULY 19, 1913 IN VOLUME 7 OF MAPS AND PLATS, PAGE 24, SAN JOAQUIN COUNTY RECORDS.

APN: 135-200-17

American Land Title Association

ALTA Settlement Statement - Seller

Adopted 05-01-2015

File No.: 3402-5375007

First American Title Company

Printed: 01/30/2017, 3:04 PM

Officer/Escrow Officer: Jamie Morse-

Kincaid/ht

Settlement Location:

2425 Fair Oaks Blvd. Suite 6, Sacramento, CA

95825

2425 Fair Oaks Blvd. Suite 6 • Sacramento, CA 95825

Phone: (916)489-5800 Fax: (866)864-0902

Final Settlement Statement



Property Address: 1112 W Vernal Way, Stockton, CA 95203

Buyer: Steven Islas

Seller: John Bell, Trustee of Bankruptcy Estate of Hilderbrand Donald A II

Lender:

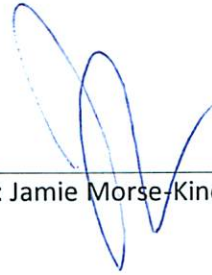
Settlement Date: 01/30/2017

Disbursement Date: 01/30/2017

CERTIFIED TRUE AND CORRECT COPY
FIRST AMERICAN TITLE INSURANCE COMPANY

Description	Seller	
	Debit	Credit
Financial		
Sale Price		152,500.00
Prorations/Adjustments		
County Taxes 01/30/17 to 07/01/17 @\$1,127.81/semi		939.33
Title Charges & Escrow / Settlement Charges		
Eagle Owners Policy to First American Title Company	408.50	
Escrow Fee - One Half to First American Title Company	475.00	
Commission		
Real Estate Commission to Katzakian Real Estate	5,337.50	
Real Estate Commission to Peter Boysen Realty	3,812.50	
Government Recording and Transfer Charges		
Record Satisfaction Judgment/Lien to San Joaquin County Recorder POC \$38.00		
County Documentary Transfer Tax to San Joaquin County Recorder	167.75	
Miscellaneous		
Lien to be paid to City of Stockton Neighborhood Services Section	342.19	
Smoke Detectors to Rick Council	163.00	
Property Taxes 2nd Installment 2016-2017 Tax to San Joaquin County Tax Collector	1,127.81	
Utilities to City of Stockton Utilities	66.76	
Subtotals	11,901.01	153,439.33
Due To Seller	141,538.32	
Totals	153,439.33	153,439.33

Recording Fees are POC by the Settlement Agent



Escrow Officer: Jamie Morse-Kincaid